



## Searle Crescent

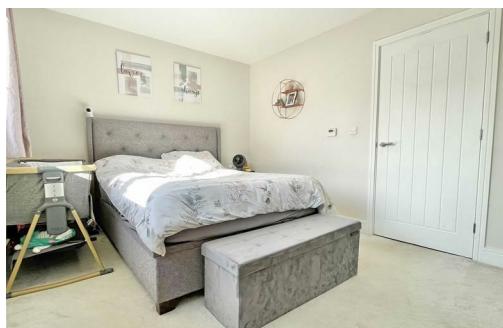
Chelmsford, CM1 7FN

**Offers In Excess Of £370,000**

Freehold  
Tax Band: C



Hamilton Piers are pleased to offer for sale this MODERN home that boasts an IMPRESSIVE-SIZED 22' LOUNGE DINER and the modern fitted kitchen, plus TWO GOOD-SIZED DOUBLE BEDROOMS, entrance hall & cloakroom, family bathroom, SOUTH-FACING REAR GARDEN and allocated parking for TWO CARS. Ideally located within walking distance to Broomfield Hospital, local schooling and speedy bus links to Chelmsford city centre and Stansted Airport. Contact Hamilton Piers to view today!



## GROUND FLOOR ACCOMODATION:

### ENTRANCE PORCH:

6'03" x 4'04" (1.91m x 1.32m)

Composite entrance door, radiator, door to cloakroom, door to open plan living area, Amtico flooring.

### CLOAKROOM:

7'06" x 3'01" (2.29m x 0.94m)

Double glazed window to front, wall mounted sink, low level W/C, radiator, Amtico flooring.

### OPEN PLAN LIVING AREA:

22'10" x 13'10" (6.96m x 4.22m)

Dual aspect double glazed doors to rear and window to front, under stair storage, stairs to first floor, radiator, Amtico flooring.

### KITCHEN AREA:

11'11" x 5'06" (3.63m x 1.68m)

Dual aspect double glazed window to front, french door to back, square edge worktops with stainless steel inset, matching wall and base units, gas hob with extractor over, integrated oven, fridge freezer, dishwasher, cupboard housing boiler, Amtico flooring.

## FIRST FLOOR ACCOMODATION:

### LANDING:

Doors to bedroom one, bedroom two, bathroom, storage cupboard, radiator.

### BEDROOM ONE:

13'10" x 10'00" (4.22m x 3.05m)

Double glazed window to rear, radiator.

### BEDROOM TWO:

13'10" x 10'00" (4.22m x 3.05m)

Double glazed window to front, radiator, storage cupboard.

### FAMILY BATHROOM:

6'11" x 6'05" (2.11m x 1.96m)

Bath with shower over, wall mounted hand basin, low level W/C, fully tiled, chrome heated towel rail.

## EXTERIOR:

### REAR GARDEN:

South facing garden, small patio area to immediate rear, with the rest laid to lawn, back gate with side access.

### PARKING:

Allocated parking for two vehicles.

### AGENT NOTES:

Service Charge- £98 every 6 months



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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